

7:00 p.m.
Kamas City Hall,
170 N. Main
Kamas, UT 84036

1 the premises 10. No occupancy for any units in the project. The land use ordinance
2 already addresses accesses, water drainage and snow removal. The Planning commission
3 sent a positive recommendation for approval with criteria listed above.

4
5 Mayor Lewis Marchant explained they would hear each agenda item one at a time.

6
7 Don Sargent said he has had a very thorough discussion with Planning Commission at
8 three meetings and with the city planner. He has worked closely with the city planner.
9 He gave background about why this has been proposed. He said the visibility of storage
10 units along the entry corridor is not desirable. He said there is a need in the valley for
11 storage units, as you can see driving around town. Personally he doesn't understand using
12 storage units, but many people do. He understands that people in the valley might not use
13 the units. Light Industrial seems to be the most probable and the most restrictive zone that
14 it should fit into. It would fit into this location best because of the surrounding uses. He
15 understands there will be additional issues that need to be addressed at the Conditional
16 Use Public Hearing. He presented a map showing the project location details with the
17 7,000 square foot expansion. He feels like they have presented proper information to the
18 Council.

19
20 Councilor Mike Crystal asked if it was all the new units are for boat and RV storage.

21
22 Don Sargent said that is the majority of need in the valley. He explained the insulated and
23 heated section for people that didn't want to winterize their vehicles.

24
25 Councilor Kevan Todd asked if it was covered.

26
27 Mr. Sargent answered yes it is all covered and showed the enclosed sections.

28
29 Councilor Todd asked if water and snow removal had been discussed.

30
31 Mr. Sargent said they had discussed it but it would need to be finalized at the Conditional
32 Use Permit Public Hearing.

33
34 Councilor Todd asked how much property there is and wondered if they should look into
35 a secondary access.

36
37 Mr. Sargent said they discussed that earlier and they thought they would maintain the
38 current access, and then add a secondary access with any additional expansion. This too
39 would be addressed at the hearing.

40
41 Councilor Rod Smith said there has been a lot of work done with the Planning
42 Commission, but he is also concerned with the access. He asked the acreage. He wants to
43 know how many more expansions will occur.

44
45 Mr. Sargent said they will meet the restrictions and want the opportunity to address the
46 issues that wouldn't create adverse impact. They will expand as the need arises.

1 Mayor Marchant asked again how much acreage there is on this property.

2
3 Dirk Rockhill said he only wants to build what is needed. He doesn't want to build
4 something that won't get used, but he also doesn't want to hold on to agriculture use that
5 they can't put to use. He will come back if there is a need. They can discuss landscaping
6 and fencing later. Most of the property is in the County. There are less than 5 acres in the
7 City and about 10 in the County.

8
9 Jackie Blazzard said if they want to expand much farther, they will need to annex more
10 land into the City.

11
12 Councilor Diane Atkinson wanted to confirm that only half of the total area was to be
13 built on.

14
15 Mr. Sargent confirmed that the building area can't take over 50 % of the property.

16
17 Councilor Diane Atkinson asked about the neighbors feelings.

18
19 Jackie Blazzard said several neighbors attended with little opposition, and that they have
20 been good neighbors.

21
22 Mayor Marchant explained that in the past, they totally excluded any storage units in the
23 City. He is concerned that the vision of the city has changed and a lot of time and effort
24 went into putting the General Plan into place that excluded storage units. He is also
25 concerned with hazardous materials like meth labs in storage units. He is also concerned
26 about regulation of commercial or residential occupancy in the units.

27
28 Mr. Rockhill said there has been 2 in 10 years. He said there is a person running a
29 business out of the storage units. They have had problems proving he is running a
30 business in the units. He is using the city right of way as his crutch.

31
32 Byron Ames introduced himself as the attorney for this project. He is also concerned
33 with hazardous materials such as meth labs in storage units. He is concerned with no
34 commercial or residential occupancy. He explained the difficulty of procedures and
35 remedies of breaking their contract.

36
37 Mayor Marchant asked how Mr. Rockhill can keep people from running business inside
38 the units. He knows of one business that sets up a desk and works from there.

39
40 Mr. Sargent suggested they add wording to the City Ordinance that doesn't allow
41 occupancy of the storage units and prohibits business licenses from being given to those
42 addresses. This will help them be able to enforce this problem.

43
44 Mr. Rockhill explained how he has tried to evict the person running his business out of
45 the storage unit. There have been a few time they have called law enforcement because
46 the storage units agreement doesn't allow occupancy, but they can't prove it. Falsely

1 accusing someone can lead to law suits. There are remedies under the law. The same
2 person removed the sign after he had threatened to evict him. He said he is trying to be
3 proactive and remedy this situation. He cares about what is happening in the storage units
4 too. He said there have been a few times they have called law enforcement if they felt
5 something was going on inside the units, although nothing was happening inside.

6
7 Mayor Marchant asked the total amount of storage units they owned.

8
9 Mr. Rockhill answered about 378 of different sizes.

10
11 Mayor Marchant said they have claimed there is a demand but that is not from the city
12 residents. He doesn't want to be the storage unit city for all the other cities surrounding
13 Kamas City. This is why the City Council and Planning Commission removed storage
14 units from the Land Use Ordinance. He wants the Council to think about this very
15 seriously.

16
17 Mr. Sargent said he appreciates this and has tried to create the least amount of impact on
18 the quality of the community.

19
20 Mayor Marchant suggested they bring this proposal to Francis City.

21
22 Mr. Ames said there is a proposal for storage units coming to Francis as well.

23
24 Mayor Marchant said the first item they need to consider is the request to amend the
25 Kamas City Land Use Ordinance to allow RV and Boat self storage in the Light
26 Industrial Zone.

27
28 Councilor Rod Smith said their problem is the other storage units in town. He said this
29 location is a good place for them. This may help get them out of people's yards. He has
30 been opposed to it in the past, but this is a good place for them.

31
32 **MOTION:** Councilor Mike Crystal moved to approve the amendment of the code to
33 allow boat and RV storage with the following criteria recommended from the
34 Planning Commission to the Light Industrial Zone as a Conditional Use. 1.
35 The minimum area of a parcel or lot to be used for RV & Boat Self Storage
36 shall be no less than two acres. 2. The facility shall not be permitted on a lot
37 with street frontage on SR 32, SR 248, or Hwy 150. 3. Fencing shall be
38 consistent with Section 15.4 of the Kamas City Land Use Ordinance. 4.
39 Maximum lot coverage of all building shall not exceed fifty percent of the
40 total lot area. 5. The facility shall be properly lighted and all standards shall be
41 hooded and directed away from residential properties. 6. Maximum building
42 height shall not exceed 18 feet. 7. Fire suppression equipment and devices
43 shall be provided and properly maintain with approval of the fire department.
44 8. No repair or maintenance work on vehicles shall be permitted on the
45 premises. 9. All properties used for storage facilities shall have adequate
46 security in place. 10. There shall be no occupancy for any units in the project.

1 Councilor Monica Blazzard seconded the motion.

2 Councilor Kevan Todd voted nay, Councilors Diane Atkinson, Rod Smith,
3 Mike Crystal, and Monica Blazzard voted aye. Motion passed.
4
5

6 **REQUEST BY KAMAS STORAGE/DON SARGENT TO REZONE PROPERTY**
7 **AT 200 E. 500 S. FROM RESIDENTIAL AGRICULTURAL TO LIGHT**
8 **INDUSTRIAL.**
9

10 Mayor Marchant asked for any further input.
11

12 City Planner Jackie Blazzard gave specifics of the parcel. She said the storage units were
13 never recognized as being an industrial use when the city first designated this parcel as
14 Residential Agriculture. Other properties in the area have manufacturing or light
15 industrial zoning designations. The property is not located on a major city street. The use
16 will not adversely affect the neighboring property owners. The use will not create dust
17 noise, odors, fumes or other nuisance that result in adverse impact to a residential
18 neighborhood. Self-Storage facilities within the neighboring communities are allowed
19 adjacent to residential areas. She mentioned security fence, gates, and lighting is in place.
20 These are findings of the Planning Commission with a positive recommendation.
21

22 Councilor Diane Atkinson asked if there are security cameras at all of his properties
23

24 Dirk Rockhill answered yes; there are cameras at all of his properties.
25

26 Councilor Monica Blazzard said the Planning Commission was very thorough in their
27 recommendation during their Public Hearing.
28

29 Don Sargent said they would be back with further details and will address everything at
30 their Conditional Use Permit hearing.
31

32 Councilor Kevan Todd said he agrees that storage units should be in the Light Industrial
33 Zone, but he would rather see another type of business there other than storage units.
34

35 Councilor Rod Smith said they would have to come back with a better access next time to
36 get his vote.
37

38 Councilor Monica Blazzard said a better access is what the neighbors were concerned
39 about at the Planning Commission meeting.
40

41 **MOTION:** Councilor Kevan Todd moved to rezone the parcel at 200 E. 500 S. from
42 Residential Agricultural to Light Industrial with the findings from the
43 Planning Commission in their support of the rezone.

44 Councilor Rod Smith seconded the motion.

45 The vote was unanimous. Councilors Diane Atkinson, Kevan Todd, Rod
46 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.

1 **TODD DRENNAN, SUMMIT COUNTY SERVICES – DISCUSSION ON NEW**
2 **SUMMIT COUNTY SERVICES BUILDING.**

3
4 Todd Drennan introduced himself as an Engineer from Epic. He manages the process of
5 the new Summit County Services building. He explained they are here to keep the City
6 Council in the loop and show them the design. He introduced Rob Beishline and Jared
7 Barnett.
8

9 Rob Beishline presented a presentation. He pointed out some features of the new facility.
10 He showed the foot print of the building and where all the rooms would be. He showed
11 parking and the park. He said they are beginning their construction documents, and will
12 be ready for bid in June. They will hopefully begin construction in July, and will be ready
13 for occupancy in February of 2017.
14

15 Public Works Director Gary Siddoway pointed out that the curb and gutter needs to be
16 changed because the Search and Rescue truck and trailer will not be able to get in.
17

18 Mr. Beishline said he will come take a look at this issue with Gary and get it resolved. He
19 said the sooner the better.
20

21 Jackie Cuartas asked if there would be lighting on the path for the safety of children.
22

23 Mr. Beishline said there will be low impact lighting but they will work on what the
24 community wants.
25

26 Tom Snyder said the street parking doesn't look like it will work. The plowing is going to
27 be a problem. He said there does not need to be another park in Kamas. There are already
28 two. He pushes the snow for the State of Utah and thinks they need to set the building
29 back farther. It should not be set right on the property line. He said the snow plows will
30 throw too much snow and maybe break windows.
31

32 Mayor Marchant said they have had requests from the citizens for a nice park.
33

34 Robert McPherson said it looks pretty, but those issues brought up by Mr. Snyder need to
35 be addressed.
36

37 Tom Snyder said he pushes the snow for the State and has sat on the Council. He sees a
38 lot of problems with street parking.
39

40 Mr. Beishline said he thinks there is a problem with access to the businesses. They need
41 to improve the city. He wants to make every point have easy access. People will become
42 accustomed to it.
43

44 Gary Siddoway asked if the city is deeding our property to the county to develop our
45 property. He asked who would do the maintenance.
46

1 Mayor Marchant said it will remain city property and has to be decide on who will
2 maintain.
3
4 Public Works Director Gary Siddoway asked what would happen if the city needs to
5 expand. Where will the City parking expand to?
6
7 Councilor Monica Blazzard asked if this new plan meets the city's parking standards.
8
9 Mr. Beishline said it does meet the requirements. There will be 2 and ½ times the parking
10 there currently is.
11
12 Drennan said they wanted the space to be landscaped and nice but to be inviting.
13
14 Mr. McPherson asked if there would be an overhang to protect the area.
15
16 Mr. Beishline said yes, there is an overhang to protect that.
17
18 Jackie Cuartas asked if there was a skate park or water feature planned.
19
20 Mr. Beishline said that is something to be discussed with the city because those types of
21 things will be planned in the near future.
22
23 Councilor Diane Atkinson asked how long the current library will be at the old location
24 and when will the new one open.
25
26 Councilor Mike Crystal answered where they are relocating all the current departments
27 now. He said he is guessing the library will reopen about the end of the month.
28
29 Carolyn Simkins asked where and when the library will be relocated.
30
31 Councilor Monica Blazzard said they will open May 2 in the Summit Medical building.
32
33 Councilor Kevan Todd thanked them for the update.
34
35 Ms. Simkins said they wanted the Sweatfield's to clean up more. They did some today.
36
37 Mr. McPherson said they put up some vinyl fencing for their safety and privacy. They
38 moved vehicles to the back after the city told them to clean up. There are vehicles and
39 graffiti and such. There is such a dangerous situation for kids. They really wanted to help
40 out in the city.
41
42 Mayor Marchant encouraged them to show up to the hearing next week. The more
43 support they have, the better. The law judge will appreciate their support as well.
44
45 Ms. Simkins thanked them for the work they do.
46

1 Councilor Rod Smith said the city tries makes some headway on problem area, but then
2 another mess happens. He pointed out some other problem areas in town.
3
4

5 **WILDLAND FIRE DISCUSSION**

6

7 Mayor Lew Marchant asked Public Works Director Gary Siddoway for more information
8 regarding this issue.
9

10 Gary Siddoway explained that for any fire inside the city limits, a fee has been added to
11 help maintain the cost of the federal fire warden. They have to contribute to the fund or
12 the city will have to pay for the cost of fighting the fire.
13

14 Mayor Marchant said the fee is \$1427.00 a year. On May 20th there will be a meeting
15 with dinner that explains this fee and the situation. The Mayor is attending. Councilors
16 Mike Crystal and Kevan Todd will attend. Councilor Diane Atkinson will check her
17 schedule. Councilors Rod Smith and Monica Blazzard cannot attend.
18
19

20 **DEPARTMENT REPORTS**

21

22 **PUBLIC WORKS**

23 Gary Siddoway/ Public Works: updated the Council on
24 Water leaks found after the winter months.
25

26 Mr. Siddoway said was supposed to be flags for art night.
27 Monica Blazzard said they are doing the flags tomorrow.
28

29 The park building pavilion is still moving slowly. He updated them on landscaping,
30 broken lines, the roof. He discussed fencing and gates.
31

32 Jackie Cuartas asked about the graffiti on the bridge by her house. She has been asking
33 for a year. Mr. Siddoway said they have tried several chemicals. Mayor Marchant told
34 Siddoway to paint the bridge with gray paint and cover it up. Councilor Kevan Todd
35 suggested checking on kids that need community service to paint it.
36

37 Councilor Diane Atkinson asked about the town clean up. They scheduled it for the June
38 9th, 10th, and 11th.
39

40 **FIESTA**

41 Councilor Diane Atkinson asked if they wanted Van and Jason Kelly to handle the rodeo
42 and derby next year. They agreed they would like the Kelly's to continue. They discussed
43 rodeo ticket prices and decided upon \$8.00 for next year.
44
45
46

1 **OTHER**

2 Tom Snyder asked if Chief Smith could patrol his road. There are a lot of dirt bikes going
3 up and down there and they are going really fast.

4
5 Mr. Siddoway said he wanted review of storage units and how they are allowed in the
6 code.

7
8 Ms. Blazzard said she had a call from Bob Radke who has been hired by High Star to
9 build hiking and biking trails. The proposal is in drop box. The trails go through the
10 conservation easement. Some trails have already been approved. She wants input from
11 the Council. All trails will be public. They will be accessed through High Star Ranch.
12 Mayor Marchant said he needs to bring a plan to the City Council for approval. She will
13 put them on the 2nd meeting in May. Rod pointed out that Provo River Water users have
14 the rights to the use of the canal and would need to approve it.

15
16 Councilor Atkinson said the Doug Wright motorcycle race has been cancelled.

17
18 Councilor Blazzard asked if the City was given the CDBG grant. Mayor Marchant said
19 no, the application was thrown out because the last grant hadn't been used yet.

20
21 Councilor Blazzard asked if the City's water has high lead as she heard on the news. Mr.
22 Siddoway answered no; our city tests for lead and we don't have that problem.

23
24
25 **APPROVAL OF THE MARCH 8, 2016 CITY COUNCIL MEETING MINUTES**

26
27 **MOTION:** Councilor Diane Atkinson moved to approve the City Council meeting
28 minutes dated March 8, 2016.

29 Councilor Kevan Todd seconded the motion.

30 The vote was unanimous. Councilors Diane Atkinson, Kevan Todd, Rod
31 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.

32
33
34 **APPROVAL OF THE INVOICE REGISTER DATED APRIL 11, 2016**

35
36 **MOTION:** Councilor Monica Blazzard moved to approve the invoice register dated April
37 11, 2016.

38 Councilor Mike Crystal seconded the motion.

39 The vote was unanimous. Councilors Diane Atkinson, Kevan Todd, Rod
40 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.

41
42 **ADJOURN**

43
44 **MOTION:** Councilor Mike Crystal moved to adjourn at 9:10 p.m.

45 The vote was unanimous. Councilors Diane Atkinson, Kevan Todd, Rod
46 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.

1 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
2 *transcription of the meeting. These minutes are a brief overview of what occurred at*
3 *the meeting.*

4
5 Approved on the 26th day of April 2016.
6
7
8
9

10 _____
11 Lewis P. Marchant
Mayor

Dori Snyder
Deputy Recorder